PT OF LOT 4 IN OR 1532/1623
CHRISTOPHER CREEK EST PBK 3/12
{1998 KING DW/MH}

SWEARINGEN STEPHEN A/SWEARINGEN DAVID L
95047 NANNY PLACE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5240-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

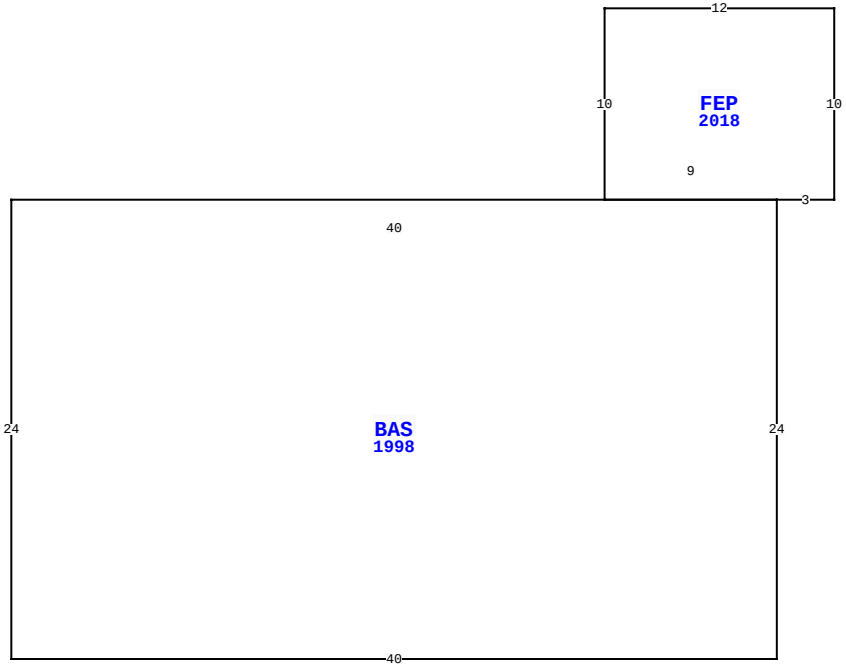
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	39,743
FEP	120	85	102	4,223
TOTALS	1,080		1,062	43,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,062	134.4200	94.09	99,924	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2008 Heated Area: 1062 HX Base Yr 2008



95047 NANNY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,967
TOTAL MARKET OB/XF VALUE		2,415
TOTAL LAND VALUE - MARKET		69,600
TOTAL MARKET VALUE		115,982
SOH/AGL Deduction		58,940
ASSESSED VALUE		57,042
TOTAL EXEMPTION VALUE	HX HB	32,042
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1623	10/29/2007	WD	U	I	01	100

GRANTOR: SWEARINGEN BERT C & B
GRANTEE: SWEARINGEN STEPHEN

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2018] E3 N10 W12 S10 E9$ BAS=[YR=1998] W40 S24 E40 N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0350	CARPORT WD	0	100	20	17	340.00	SF	7.80	7.80	100	2007	2007	3	35	928	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	15.00	15.00	100	2007	2007	3	35	1,050	
3	0350	CARPORT WD	0	100	12	8	96.00	SF	9.10	9.10	100	2010	2010	3	50	437	

LAND DESCRIPTION

TOTAL OB/XF 2,415

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RS-1	100.00	266.00	0.58	AC		1.00	1.00	1.60	75,000.00	120,000.00	69,600							

REVIEW DATE 05/06/2019 BY KW Total Acres: 0.58 Total Land Value: 69,600 Market: 0 Agricultural: 0 Common: 69,600 PRINTED 08/02/2023 BY SYS